

# COMMERCIAL ACREAGE WITH HIGHWAY FRONTAGE

EXCLUSIVE LISTING | PRESCOTT VALLEY, ARIZONA



**LOCATION** Property is located at 12125 E Hwy 69, Prescott Valley, Arizona

**TOTAL ACREAGE** ±9.46 acres

**BULK LISTING PRICE** \$1,100,000

#### PARCEL INFORMATION

	402-14-225K	402-14-703B
<b>Size</b>	±8.72 ac	±0.85 ac
<b>Price Per Parcel</b>	\$1,043,000	\$185,000
<b>Price Per Square Foot</b>	\$2.75	\$5.00
<b>Taxes</b>	\$668	TBD (recently split)

**TRAFFIC COUNT** HWY 69: N/S 14,508 VPD (2016)

**ZONING** C-3

#### UTILITIES

Water/Sewer: Town of Prescott Valley

Electric: Arizona Public Service

Natural Gas: UniSource Energy

Telephone: CenturyLink

#### INCOME OPPORTUNITY

Each parcel includes an existing billboard sign that is leased. The billboard on parcel 402-14-225K generates an income of \$17,200 per year. The billboard on parcel 402-14-703B generates an income of \$6,000 per year.

**CFD** The property is included in Prescott Valley's Southside Community Facility District No. 1, which has provided municipal water and sewer to the property. The annual assessment on parcel 402-14-225K is \$34,542.94 (\$.091/sq. ft.). The annual assessment on parcel 402-14-703B has yet to be determined, but will be less than the previously amount assessed of \$2,484 prior to the property being split. Buyer shall assume the remaining balance pro-rated at close of escrow with final payments scheduled for June, 2032 for both parcels.

**COMMENTS** High visibility commercial acreage with frontage along State Route 69 in Prescott Valley. The property includes two paved right in/right out access roads from SR 69, with a portion of an existing parking lot included with parcel 402-14-703B. The property is adjacent to an existing medical clinic and backs up to a residential neighborhood in the Prescott Country Club. The property has an existing paved road that splits the property to allow for commercial use along the frontage and possible transitional use (multi-family residential with zoning approval) adjacent to the existing residential neighborhood to the west. An Illustration has been created and is included in this package that shows potential split of parcel 402-14-225K into 6 parcels.

Capri Barney | cbarney@landadvisors.com

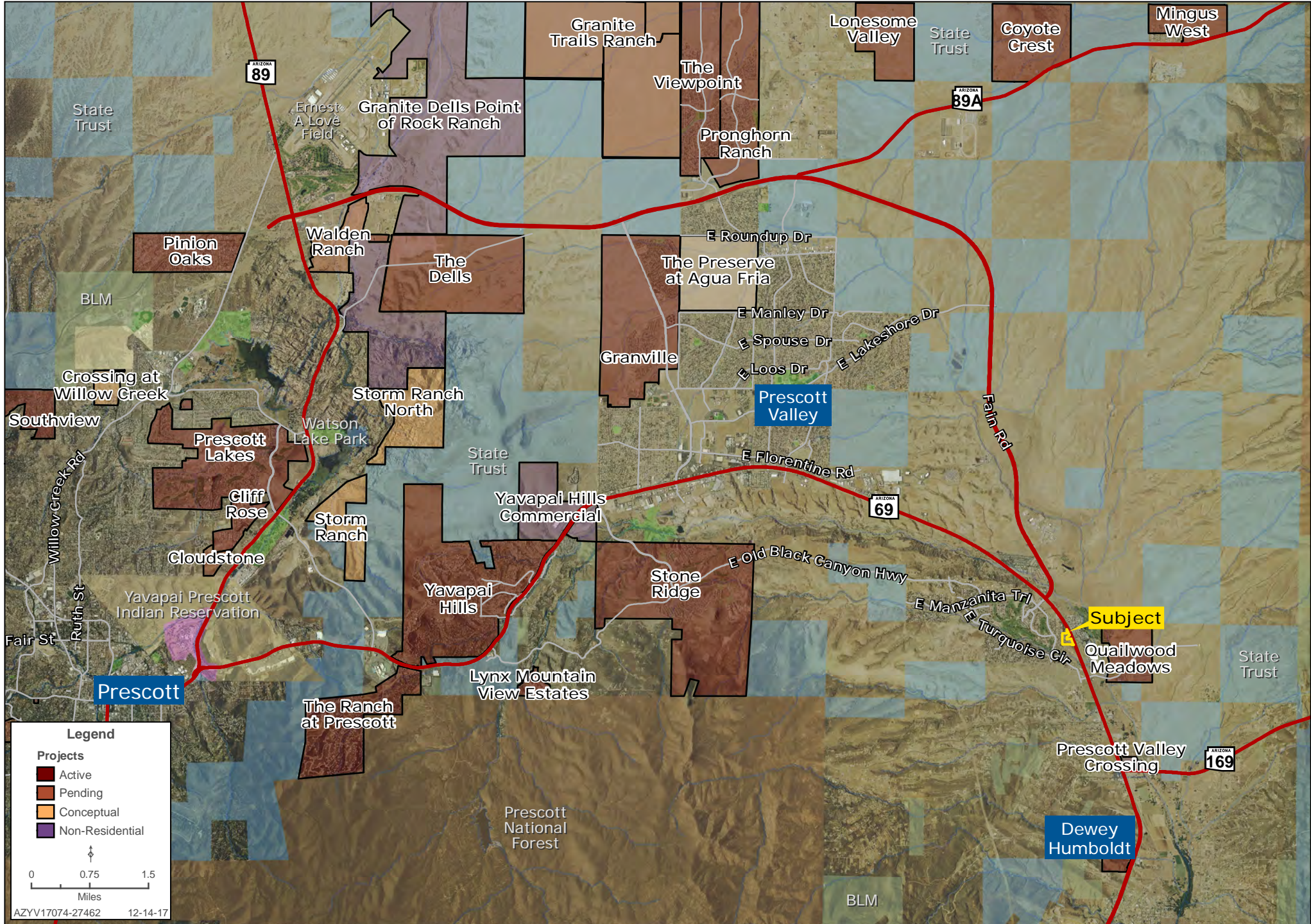
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 928.445.4457 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZYV17074-2.12.18



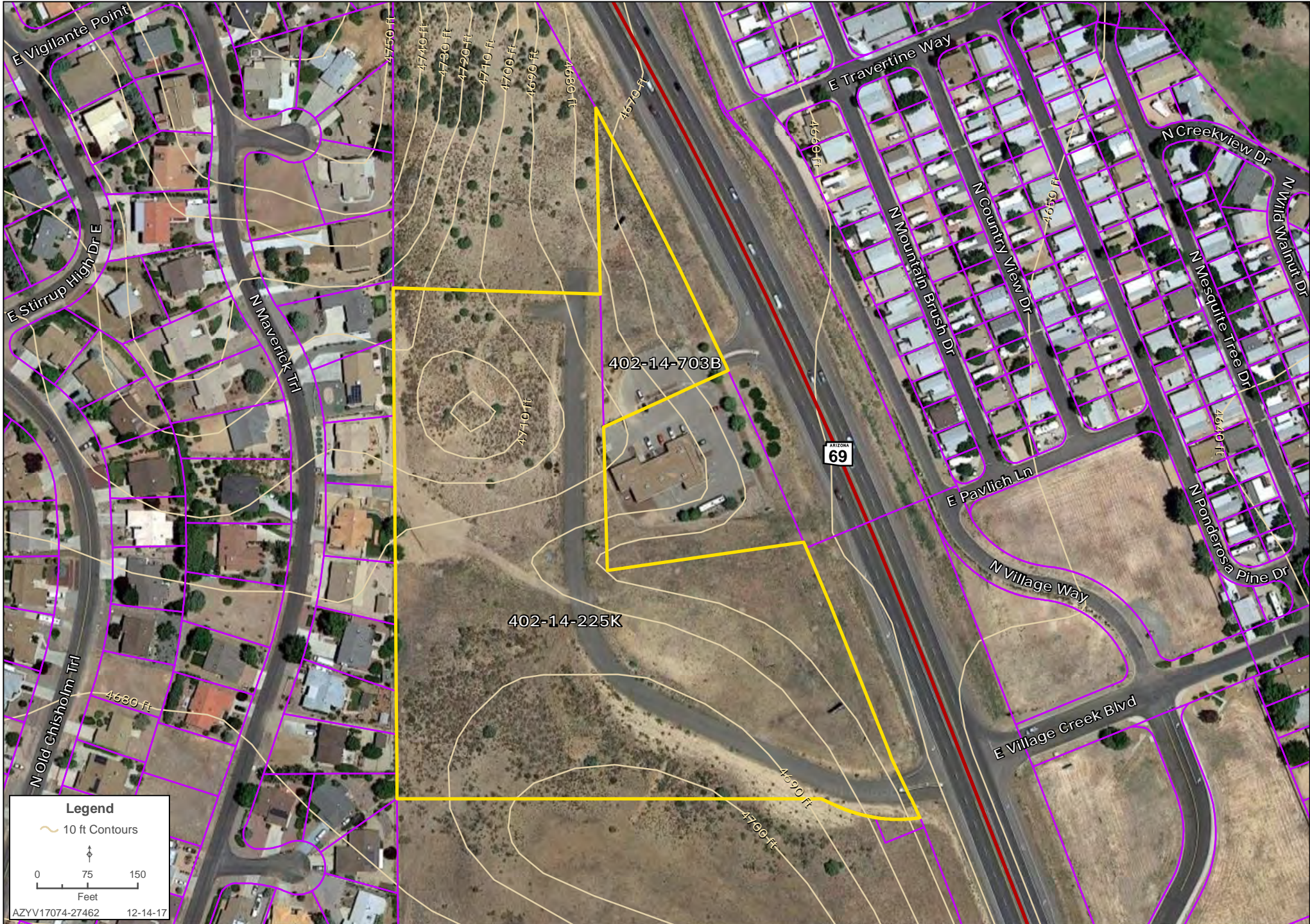
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# PARCEL MAP

